

SCOPE OF WORK: City of Milwaukee		January 27th, 2011 (Thursday)	
3532 North 25th Street (06-1327)			
		<i>Rehab Specialist:</i>	
() Home	Prior version dates:	Hamid Sarlati	286-5657
() Work		<i>Loan Officer:</i>	
Inspection date: Weds 1/26/11		Chimère Roundtree	286-5981
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the			
"NIDC Addendum to Specifications," dated August 23, 2007, are incorporated into this scope by reference. These items provide an outline			
of materials requirements and performance expectations. Updated copies can be obtained from NIDC at 809 North Broadway, (Room 104,			
First Floor).			
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and			
requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly			
certified personnel and requires a Milwaukee Health Department permit.			
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows			
in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that			
item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.			
1	GENERAL EXTERIOR	Code	Cost Est
2	SITE		
3	Replace defective south service walk & steps.	PR	
4	Resurface parking pad.	PR	
5	PORCH		
6	Replace front porch steps (PERMIT).	PR	
7	Repair front porch deck & skirting.	PR	
8	Replace lower front guardrails, 2x2 balusters, 2x4 rails, box-type posts.	PR	
9	HOUSE		
10	Replace all doorbell buttons with cordless.	None	
11	Replace front porch fixture (PERMIT).	PR	
12	Install backflow preventer on hose faucet.	PR	
13	Tuckpoint chimney.	PR	
14	Repair & clean gutters & downspouts.	PR	
15	Repair eaves, trim & siding.	PR	
16	Paint already painted exterior surfaces. Include porches.	PbN	
17	Replace all windows with vinyl replacement windows.	PbA	
18			
19	GENERAL INTERIOR		
20	Check all the outlets & switches for proper wiring. Repair or replace as needed (PERMIT).	PR	
21	FRONT VESTIBULE		
22	Replace fixture (PERMIT).	PR	
23	Repair plaster.	PbN	
24	Paint.	PbN	
25	Install underlayment & sheet vinyl.	None	
26	FRONT BEDROOM - 1st Floor		
27	Replace fixture (PERMIT).	PR	
28	Paint.	PbN	
29	Install carpet & pad.	None	
30	LIVING ROOM - 1st Floor		
31	Repair plaster.	PbN	
32	Paint.	PbN	
33	Install carpet & pad.	None	
34	Install missing window.	PbA	

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35	DINING ROOM - 1st Floor		
36	Replace fixtures (ceiling & alcove) (PERMIT).	PR	
37	Repair plaster.	PbN	
38	Paint.	PbN	
39	Install carpet & pad.	None	
40	KITCHEN & PANTRY - 1st Floor		
41	Replace ceiling fixture (PERMIT).	PR	
42	Install 20 amp circuit & outlet (PERMIT).	PR	
43	Install GFCI outlet(S) @ all existing within 6' of sink (PERMIT).	PR	
44	Install sink with double basin stainless steel. Replace faucet (PERMIT).	PR	
45	Repair plaster.	PbN	
46	Paint. Include pantry.	PbN	
47	Install underlayment & sheet vinyl. Include pantry.	PR	
48	Install 6' kitchen sink cabinet & 12' wall cabinets.	None	
49	CENTER HALL - 1st Floor		
50	Install smoke & CO detector.	PR	
51	Paint.	PbN	
52	Install underlayment & sheet vinyl or sand & seal.	None	
53	REAR BEDROOM - 1st Floor		
54	Replace fixture (PERMIT).	PR	
55	Repair plaster.	PbN	
56	Paint.	PbN	
57	Install carpet & pad or sand & seal.	None	
58	BATHROOM - 1st Floor		
59	Install GFCI adjacent to lavatory (PERMIT).	PR	
60	Replace ceiling fixture (PERMIT).	PR	
61	Replace tub,tub faucet including shower (PERMIT).	PR	
62	Install new vanity & faucet (PERMIT).	PR	
63	Install water closet (PERMIT).	PR	
64	Repair plaster.	PbN	
65	Paint.	PbN	
66	Clean floor.	PR	
67	Remove existing tub surround.	PR	
68	Replace accessories.	None	
69	Install ceramic tile tub surround with shower rod.	PR	
70	Replace medicine cabinet without light.	None	
71	Install exhaust fan & switch (PERMIT).	PR	
72	REAR HALL & STAIRS: 1st Floor to Basement		
73	Repair plaster.	PbN	
74	Paint.	PbN	
75	Install handrail.	PR	
76	Install underlayment & sheet vinyl: 1st floor landing to basement.	None	
77	BASEMENT		
78	Replace one furnace with high efficiency. Repair duct work as needed (PERMIT).	PR	
79	Replace defective fixtures (PERMIT).	PR	
80	Provide separate circuits for furnace (PERMIT).	PR	
81	Install one 20 amp laundry circuits & outlets (PERMIT).	PR	
82	Replace one automatic washer connections (PERMIT).	PR	
83	Replace 1 laundry tray with double basin fiberglass. Include new faucet with BFP (PERMIT).	PR	

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	BASEMENT (Continued)		
84	Replace defective & missing piping to establish water supply (PERMIT).	PR	
85	Replace one water heater with high efficiency (PERMIT).	PR	
86	Properly install water meter setting (PERMIT).	PR	
87	Eliminate all electrical & plumbing code violations (PERMIT).	PR	
88	Install smoke & carbon monoxide detector.	PR	
89	REAR HALL & STAIRS: 1st Floor to Attic		
90	Paint.	PbN	
91	Install handrail.	PR	
92	ATTIC		
93	Install missing face plates.	PR	
94	Remove vinyl flooring.	None	
95	Install smoke & CO detector.	PR	
96	UPPER BEDROOM - 2nd Floor		
97	Repair heat grille.	PR	
98	Replace ceiling fixtures (2) (PERMIT).	PR	
99	Repair Plaster (both areas)	PbN	
100	Paint (both areas).	PbN	
101	Install carpet & pad (both areas).	None	
102	Repair room door.	PR	
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104		TOTAL EST	\$45,000
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119	PR: Program Requirement		
120	PbA: Lead Abatement Permit Required		
121	PbN: Lead Abatement Notification		
122	None: Not required per program and/or code		
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127	Prepared by:	Date:	
128			
129			
130	Owner Approval:	Date:	